



June 25, 2014

Public Notice: Type II –Administrative Review

Case File No.: **Development Review 018-14**

Project Name: **Reser's Fine Foods**

You are provided this notice because there is a proposed land use application near your property in Hillsboro, Oregon. This is an opportunity for interested persons to submit written comments regarding this proposal during the comment period, before the Planning Director makes a decision on the request.

Request: Development review approval for construction of a proposed industrial building for a food processing and distribution facility to be approximately 306,000 square feet in size. The proposed project includes associated site work, parking and landscaping. A copy of the proposed development site plan is attached for reference.

Site Address: N/A

Zoning: M-P Industrial Park

Assessor's Tax ID: 1N215DA00100

Owner: Development Services of America

Location: North of NW Jacobson Road, south of NW Pubols Road, and west of NW Century Boulevard (see site area map on reverse.)

Applicant: Reser's Fine Foods

Applicant's Representative: CIDA, Inc.

For additional land use information on the subject site, visit Hillsboro Maps at www.hillsboro-oregon.gov
(Navigate to Departments>Planning>Maps>Hillsboro Maps)

The applicable criteria for this development review application are included in Section 133 Development Review/Approval of Plans of the Hillsboro Zoning Ordinance No. 1945. The Zoning Ordinance may be viewed online at www.hillsboro-oregon.gov (Navigate to Departments>Planning>Codes and Standards) or in the Planning Department office. The complete application and all related criteria are available at the Hillsboro Planning Department for public inspection at no cost, and/or copies can be provided at reasonable cost.

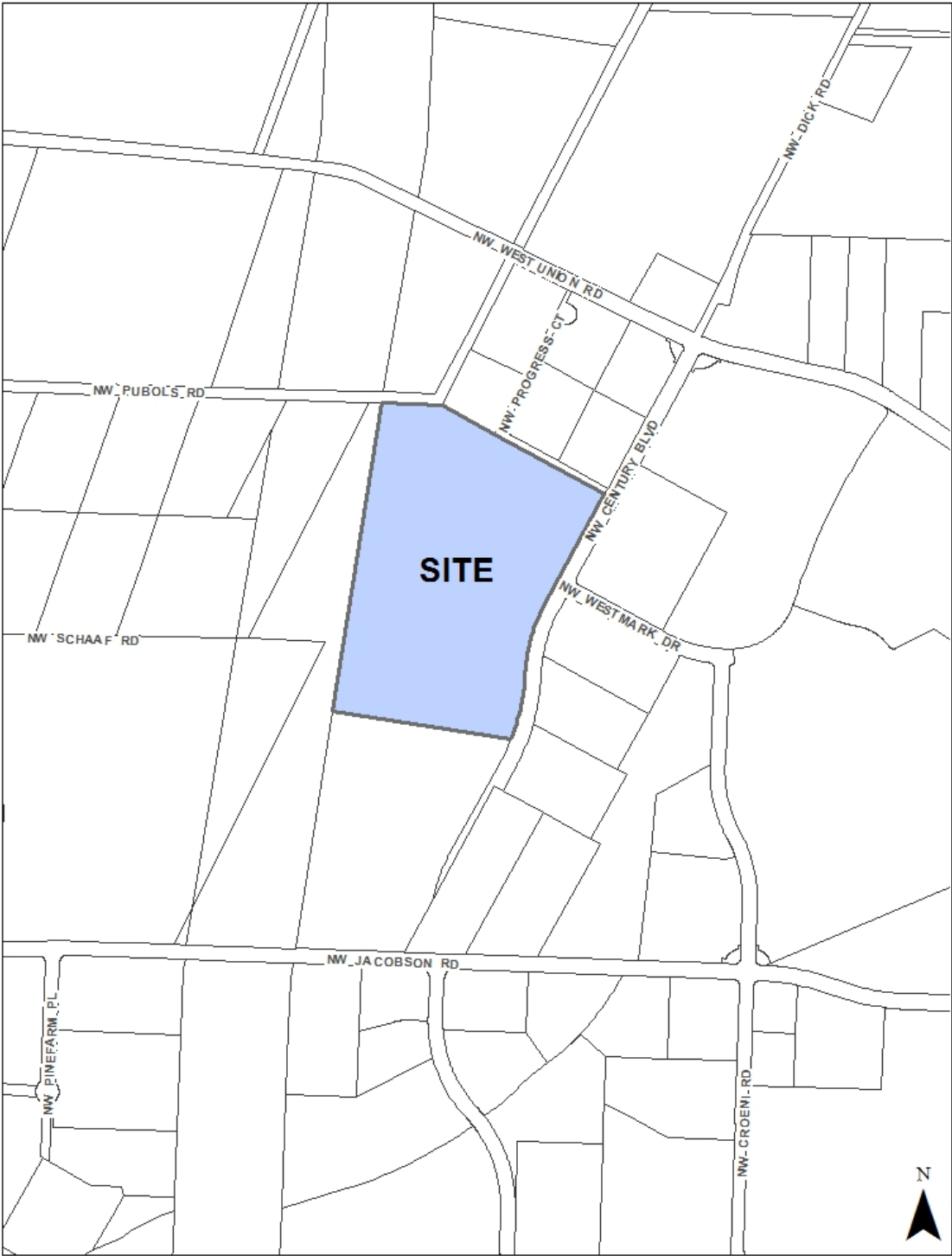
Interested parties may review the application materials and submit written comments concerning the proposal before the comment deadline. **Comment Deadline: 5:00 p.m. Wednesday, July 9, 2014.** The Planning Director will make a final decision after all submitted materials have been reviewed. The Director's decision may be appealed to the City of Hillsboro Planning Commission pursuant to Section 133 X. of the Hillsboro Zoning Ordinance. Written comments may be mailed to the address below. Please reference the Case File No. in all written correspondence.

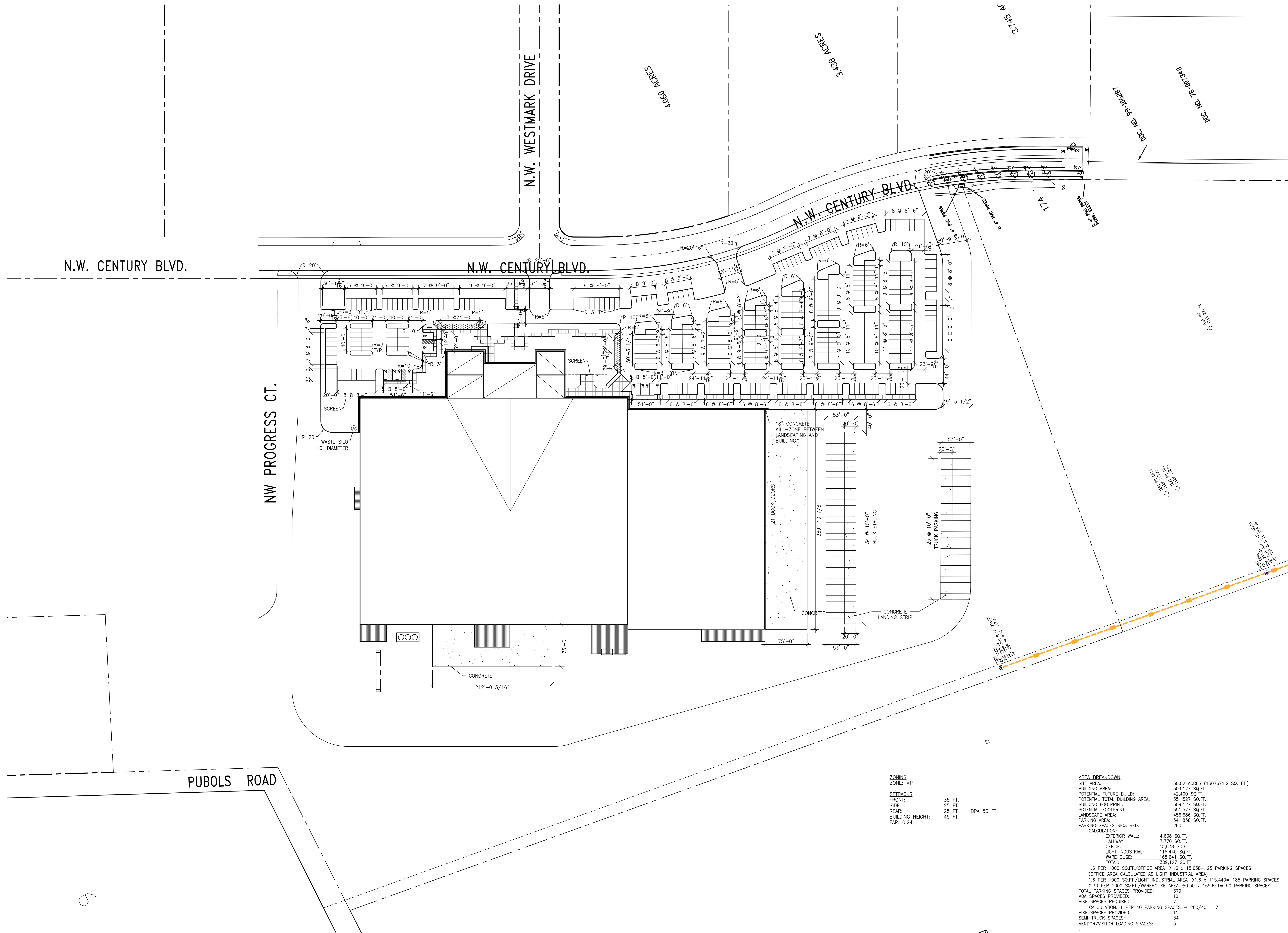
Pursuant to ORS 197.195, failure to raise an issue by the close of the comment period, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

For more information contact: Ruth Klein, Urban Planner, at (503) 681-6465, or by email: ruth.klein@hillsboro-oregon.gov.

Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

Site Area Map:





ZONING
ZONE: MP


SETBACKS
FRONT: 35 FT.
SIDE: 25 FT.
REAR: 25 FT.
BUILDING HEIGHT: 45 FT.
FAR: 0.24

BPA 50 FT.

AREA BREAKDOWN	
SITE AREA:	30.02 ACRES (1307671.2 SQ. FT.)
BUILDING AREA:	309,127 SQ. FT.
POTENTIAL FUTURE BUILD:	42,400 SQ. FT.
POTENTIAL TOTAL BUILDING AREA:	351,527 SQ. FT.
BUILDING FOOTPRINT:	309,127 SQ. FT.
POTENTIAL FOOTPRINT:	351,527 SQ. FT.
LANDSCAPE AREA:	456,686 SQ. FT.
PARKING AREA:	541,858 SQ. FT.
PARKING SPACES REQUIRED:	260
CALCULATION:	
EXTERIOR WALL:	4,638 SQ. FT.
HALLWAY:	7,770 SQ. FT.
OFFICE:	15,638 SQ. FT.
LIGHT INDUSTRIAL:	115,440 SQ. FT.
WAREHOUSE:	165,641 SQ. FT.
TOTAL:	309,127 SQ. FT.
1.6 PER 1000 SQ. FT./OFFICE AREA → 1.6 x 15,638 = 25 PARKING SPACES (OFFICE AREA CALCULATED AS LIGHT INDUSTRIAL AREA)	
1.6 PER 1000 SQ. FT./LIGHT INDUSTRIAL AREA → 1.6 x 115,440 = 185 PARKING SPACES	
0.30 PER 1000 SQ. FT./WAREHOUSE AREA → 0.30 x 165,641 = 50 PARKING SPACES	
TOTAL PARKING SPACES PROVIDED:	379
ADA SPACES PROVIDED:	10
BIKE SPACES REQUIRED:	7
CALCULATION: 1 PER 40 PARKING SPACES → 260/40 = 7	
BIKE SPACES PROVIDED:	11
SEMI-TRUCK SPACES:	34
VENDOR/VISITOR LOADING SPACES:	5


 **SITE PLAN**
1/64" = 1'-0"

[NEW CONSTRUCTION] FOR
RESER'S HILLSBORO
2000-027 PARTITION PLAT, LOT 2
HILLSBORO, OREGON 97124



ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS
LANDSCAPE

15895 SW 72ND AVE SUITE 200
PORTLAND, OREGON 97224
TEL: 503.226.1285
FAX: 503.226.1470
WWW.CIDAINC.COM



REGISTERED ARCHITECT
#1712
DAVID G. WELSH
PORTLAND, OR
STATE OF OREGON

ISSUED DATE: 05.23.2014
DESIGN REVIEW